

# \$0 - 212 Graham Avenue, Lake Elsinore

MLS® #SW25103305

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**\$0**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 2 Acres

N/A, Lake Elsinore,

This unit presents an exceptional opportunity for businesses seeking ample space and a prime location to thrive. This expansive property boasts a generous 7,981 square feet, making it ideal for a variety of commercial endeavors. Whether you're looking to establish a retail outlet, a restaurant, an office space, or a mixed-use facility, this location offers the versatility and room necessary to bring your vision to life.

As you step into the property, you'll be greeted by a welcoming and spacious layout that can be tailored to meet the specific needs of your business. The large open areas allow for creative design possibilities, enabling you to create an environment that reflects your brand's identity. With high ceilings and abundant natural light, the space feels airy and inviting, which is essential for attracting customers and fostering a positive work atmosphere.

Situated in the vibrant community of Lake Elsinore, this property benefits from high visibility and easy access to major roads, making it convenient for both customers and employees. The area is known for its growth and development, with a diverse population and a mix of residential and commercial properties nearby. This presents a unique opportunity for businesses to tap into a growing market and establish a loyal customer base.



Furthermore, the property is equipped with essential amenities that support various business operations. Ample parking space ensures that customers can easily access your establishment, which is a crucial factor for any successful business. The surrounding area is also home to a variety of other businesses, creating a dynamic environment that encourages foot traffic and collaboration among local enterprises.

In addition to its practical features you have the flexibility to create distinct areas within the space, whether for retail displays, dining areas, or office configurations. This adaptability allows you to respond to the evolving needs of your business and the market, ensuring long-term success.

The surrounding community of Lake Elsinore is known for its recreational opportunities, including the beautiful lake, parks, and outdoor activities. This aspect not only enhances the quality of life for residents but also attracts visitors, providing additional potential customers for your business. By positioning yourself in this thriving area, you can take advantage of the local culture and lifestyle, creating a unique experience for your clientele.

Built in 1924

### **Essential Information**

MLS® #	SW25103305
Price	\$0
Bathrooms	0.00
Acres	1.67
Year Built	1924
Type	Commercial Lease
Sub-Type	Mixed Use
Status	Closed

Listing Agent Anthony Camou  
Listing Office Camou And Associates

### **Community Information**

Address 212 Graham Avenue  
Area SRCAR - Southwest Riverside County  
Subdivision N/A  
City Lake Elsinore  
County Riverside  
Zip Code 92530

### **Amenities**

Utilities Electricity Available, Natural Gas Available, Sewer Connected, Water Available  
Security Prewired, Security Lights, Window Bars

### **Exterior**

Lot Description Paved

### **Interior**

Heating None  
Cooling See Remarks  
# of Stories 1

### **Additional Information**

Date Listed May 8th, 2025  
Days on Market 145  
Short Sale N  
RE / Bank Owned N

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